

## **MEETING MINUTES WEST ST. PAUL PLANNING COMMISSION**

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Kavanaugh on Tuesday, November 15, 2022 at 6:30 p.m. in the Municipal Center Council Chambers at 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

**Roll Call:** Commissioners: Chair Morgan Kavanaugh, Alex Dahlquist, Maria Franzmeier, Tim Haubrich, Lance LaRue, Lisa Stevens, Liz Gillen, Dan McPhillips  
Absent: Tori Elsmore

**Also present:** City staff: Community Development Director Ben Boike, City Planner Melissa Houtsma, Assistant City Attorney Amanda Johnson, City Council Liaison John Justen

**Adopt Minutes:** The minutes from the September 20, 2022 Planning Commission meeting were approved as written.

### **Public Hearings:**

#### **PC Case 22-18 – Multiple Application for a Mental Health Center at the Northeast Corner of the Northern Dakota County Service Center site at 1 Mendota Road West - Dakota County**

City Planner Houtsma presented a summary of the multiple applications submitted by Dakota County, for the proposed mental health crisis and recovery center to be located at the northeast corner of 1 Mendota Road West.

The following representatives came forward to answer questions on behalf of the application: Joel Dunning, partner at Wold Architects and Engineers; Julie Bluhm, CEO of Guild; Emily Schug Hedquist, Deputy Director of Social Services, Dakota County and Jerome Biedny, Capital Projects Manager for Dakota County.

The public hearing was opened at 7:34 pm.

The following persons came forward to speak:

- Mark Drake, 32 Crusader Avenue West
- Ross Anderson, Burnsville, former resident of Mendota Heights
- John Hansen, 40 Crusader Avenue West
- Mark Kom, Crown of Life Lutheran Church/115 Crusader Avenue W
- Joel Knoefler, 1902 Duck Pond Drive
- Christine Everson, 2000 Pine Ridge Drive
- Mary Helen O'Hare, 1887 Winslow Court
- Mary Aden, 25 Crusader Avenue
- Cyndy Pieper, 1935 Humboldt Avenue

- Janine Rudolph, 1974 Stryker Avenue
- Jim Stueber, 1915 Humboldt Avenue

With no further comments or questions from the public, the public hearing was closed at 8:13 pm.

Chair Kavanaugh read and summarized emails submitted by the following persons:

- Joanna Arneberg, Augustana Lutheran Church/1400 Robert Street South
- Barb Rawlfus, Augustana Lutheran Church
- Connie Johnson
- Stevie Bourne, Eagan resident

**A motion was made by Commissioner LaRue to recommend approval of the application to rezone the property at northeast corner of 1 Mendota Road West from R1 - Single Family Residential to R3 -Townhome Residential.**

**The motion was seconded by Stevens.**

**Votes: 6 Ayes, 2 Nays.** (Haubrich, Franzmeier as the nay votes)

**The motion carried.**

In review of the site plan application, Chair Kavanaugh stated there were twelve recommended conditions listed by city staff for the site plan. He asked Commissioners if there were any additional conditions.

Franzmeier asked to review condition #5. Kavanaugh asked Houtsma to modify condition #5 on the site plan to recommend fencing all along the north side at the higher height for health, safety and welfare issues, and security concerns. LaRue suggested allowing fencing on the east side. Kavanaugh clarified that the additional fencing would be a required condition. The height of the fence would be up to the applicant. Franzmeier clarified that the north should be a physical barrier [fencing] not landscaping. Houtsma said the retaining wall would not be necessary along the full north property line, depending on grade [evaluation] the applicant should be able to continue the fence along the north property line.

**A motion was made by Commissioner McPhillips to recommend approval of the site plan application with for the construction of the mental health crisis center at 1 Mendota Road West, subject to the 12 listed conditions as recommended by city staff, with condition #5 being modified as discussed.**

**The motion was seconded by LaRue.**

Houtsma asked for a clarification as to whether or not there was a condition pertaining to the curbed islands on the south side of the site. Kavanaugh said no.

**Votes: 7 Ayes, 1 Nay.** (Haubrich as the nay vote)

**The motion carried.**

**A motion was made by LaRue to recommend approval of the conditional use permit application as recommended by city staff.**

**Stevens seconded the motion.**

**Votes: 7 Ayes, 1 Nay.** (Haubrich as the nay vote)

**The motion carried.**

**A motion was made by Stevens to recommend approval of the Preliminary and Final Plat application for the property at the northeast corner of 1 Mendota Road West as recommended by city staff.**

**The motion was seconded by Gillen.**

**Votes: 7 Ayes, 1 Nay.** (Haubrich as the nay vote)

**The motion carried.**

A motion was made by Franzmeier for a brief recess at 9:00 pm.

The motion was seconded.

All Ayes. The motion carried.

The meeting was reconvened at 9:10 pm

**PC Case 22-19- An Amendment to the Land Use Map of the 2040 Comprehensive Plan to Re-guide the northeastern corner of 1 Mendota Road West from Low Density Residential (LDR) to Medium Density Residential (MRD) - City of West St. Paul**

Houtsma reviewed the proposed amendment with the Commission.

With no comments from the public, the public hearing was opened and closed at 9:19 pm.

**A motion was made by Stevens to recommend approval of the amendment as recommended by city staff.**

**McPhillips seconded the motion.**

**Votes: 8 Ayes, 0 Nays.**

**The motion carried.**

**PC Case 22-20 – An Ordinance Amendment Regarding Zoning Regulations for Intoxicating THC Retail Establishments**

Houtsma reviewed the history and the reasoning for the proposed amendment.

With no comments from the public, the public hearing was opened and closed at 9:35 pm.

**A motion was made by Franzmeier to approve the amendment as recommended by city staff.**

**McPhillips seconded the motion.**

**Votes: 8 Ayes, 0 Nays.**

**The motion carried.**

**New Business:**           None

**Old Business:**           None

**Other:**                   None

**Adjourn:**

**A motion was made to adjourn the meeting at 9:42 p.m.**

**All ayes. The motion carried.**

Respectfully submitted,

Sharon G. Hatfield  
Recording Secretary